

# NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



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The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

**Project Name:** **CURRY SHORT PLAT**

**Case Number:** **PLD2005-00153**

**Location:** 25910 NE 142<sup>nd</sup> Avenue

**Request:** The applicant is requesting to divide approximately 5 acres that has 2 legally established residences on it into 2 single-family residential lots so that each residence is located on its own lot. The site is located in the R-5 zone.

**Applicant:** Cheryl Curry  
25910 NE 142<sup>nd</sup> Avenue  
Battle Ground, WA 98604  
(360) 666-8058  
[Cgma22002@yahoo.com](mailto:Cgma22002@yahoo.com)

**Contact Person:** Same as applicant

**Property Owner:** (360) 666-8058  
[Cgma22002@yahoo.com](mailto:Cgma22002@yahoo.com)

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**Staff Contact:** Terri Brooks, Extension 4885

**Neighborhood Contact:**

No mapping, but a courtesy copy has been sent to:  
Neighborhood Advisory Council of Clark County (NACCC) Art Stubbs, Vice Chair  
6804 NE 86th Court; Vancouver, WA 98662

**Legal Description of Property:**

(Parcel Number 226093000) Southwest Quarter of Section 23, Township 4 North,  
Range 2 East of the Willamette Meridian

**Plan/Zone Designation:**

R-5

**Approval Standards/Applicable Laws:**

Clark County Code: Title 14 (Buildings and Structures), Title 15 (Fire Prevention), Title 24 (Public Health), Section 40.200.050B (Exception to Lot Sizes), 40.210 (Rural and Resource Residential Zoning Districts), Chapter 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.380 (Storm Water Drainage and Erosion Control), Section 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.540 (Land Division Ordinance), Section 40.610 (Impact Fees), Subtitle 40.4 (Critical Areas), Clark County Comprehensive Plan and State Law RCW 58.17.

**Application & Fully Complete Date:**

Application Filed: 12/27/05

Fully Complete: 3/23/06

**Timelines/Process:**

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Terri Brooks at (360) 397-2375, Ext. 4885** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

**Information Available on the County Web Page:**

- “Weekly Preliminary Plan Review Status Report,” (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Terri Brooks  
Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

Or contact Terri at [terri.brooks@clark.wa.gov](mailto:terri.brooks@clark.wa.gov)

**Date of This Notice: April 6, 2006**

<p><b><u>Closing Date for Public Comments:</u></b> <b>April 20, 2006</b></p>
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